



CITY OF VAUGHAN
REPORT NO. 1 OF THE
COMMITTEE OF THE WHOLE
For consideration by the Council
of the City of Vaughan
on January 26, 2021

The Committee of the Whole met at 1:02 p.m., on January 19, 2021.

Council Member	In-Person	Electronic Participation
Councillor Sandra Yeung Racco, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Alan Shefman		X

The following items were dealt with:

1. ACTIVE DEVELOPMENT APPLICATIONS - UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 19, 2021:

Recommendations

1. THAT this report be received for information

2. YORK REGION SITE DEVELOPMENT FILE DA.20.037 2960 TESTON ROAD VICINITY OF TESTON ROAD AND JANE STREET

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 19, 2021, be approved;**
- 2) That the comments from Mr. Sebastian Lubczynski, Thomas Brown Architects, Spadina Avenue, Toronto, on behalf of the applicant, be received; and**

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- 3) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Site Development File: DA.20.037 (York Region) BE DRAFT APPROVED SUBJECT TO CONDITIONS of Site Plan Approval included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a paramedic response station with two ambulance bays as shown on Attachments 3 to 6.
3. **PORTSIDE DEVELOPMENTS (KIPLING) INC. SITE DEVELOPMENT FILE DA.18.030 7476 KIPLING AVENUE VICINITY OF KIPLING AVENUE SOUTH OF HIGHWAY 7**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 19, 2021, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.18.030 (Portside Developments (Kipling) Inc.) BE DRAFT APPROVED SUBJECT TO CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit 42, 3-storey (plus mechanical/amenity room) stacked townhouse units served by 55 parking spaces, as shown on Attachments 3 to 6.
2. THAT prior to the execution of the Site Plan Agreement:
- a) the implementing Zoning By-law for the subject lands shall be in full force and effect, and
- b) the Owner shall withdraw their appeal of Vaughan Official Plan 2010 (Appeal 116 - PL111184) for the Subject Lands to the satisfaction of the Deputy City Manager Administrative Services & City Solicitor and the Deputy City Manager Planning & Growth Management.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Committee of Adjustment if required, to permit minor adjustments to the in-effect Vaughan Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

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“IT IS HEREBY RESOLVED THAT Site Plan Development File DA.18.030 (Portside Developments (Kipling) Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 42 residential stacked townhouse units (129 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City), in accordance with the City’s Allocation of Servicing Capacity Policy, if the development does not proceed to registration and/or Building Permit issuance within 36 months”.

4. PORTSIDE DEVELOPMENTS (KLEINBURG) INC. OFFICIAL PLAN AMENDMENT FILE OP.18.021 ZONING BY-LAW AMENDMENT FILE Z.17.018 SITE DEVELOPMENT FILE DA.17.042 10568 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 19, 2021, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Official Plan Amendment File OP.18.021 (Portside Developments (Kleinburg) Inc.) (the “Owner”), BE APPROVED, to amend Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Area Specific Exception 12.4 - Kleinburg Core to permit the following:
 - a. a maximum building height of 12 m (three-storeys), as shown on Attachments 7 and 8, whereas VOP 2010 permits a maximum building height of 9.5 m (2.5-storeys);
 - b. a residential use (apartment dwelling units) on the third floor, whereas VOP 2010 permits a residential use only on the second floor;
 - c. parking located at the side (along the east property line) of the principal building, as shown on Attachment 4, whereas VOP 2010 requires parking to be located at the rear of the principal building; and
 - d. amend Volume 1, Schedule and 14C and Volume 2, Map 12.4.A: Kleinburg Core to make the necessary mapping changes to implement the proposed development.

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2. THAT Zoning By-law Amendment File Z.17.018 (Portside Developments (Kleinburg) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R1 Residential Zone” to “C11 Mainstreet Commercial Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Site Development File DA.17.042 (Portside Developments (Kleinburg) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a three-storey (12 m) mixed-use building consisting of 558.44 m² of gross floor area (‘GFA’) at-grade commercial uses and a total of 16 rental residential units on the second and third floors, as shown on Attachments 4 to 9.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Plan Development Application DA.17.042 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 16 residential apartment units (31 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

5. STAKEHOLDER AND COMMUNITY ENGAGEMENT POLICY

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated January 19, 2021, be approved; and
- 2) That staff presentation and Communication C2 presentation material, entitled “Community Engagement Citizens, stakeholders and the City of Vaughan”, be received.

Recommendations

1. That the Stakeholder and Community Engagement Policy (Attachment #4) and Procedures (Attachment #5), substantially in the form attached, be approved.

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6. NAPIER STREET ROAD CLOSURE STATUS UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated January 19, 2021:

Recommendations

1. That this report be received for information.

**7. NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT UPDATE
JANUARY 2021**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 19, 2021:

Recommendations

1. That this report be received for information.

**8. HIGHWAY 427 EXPANSION - JOHN LAWRIE STREET LEGAL
AGREEMENT AMENDMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 19, 2021:

Recommendations

1. That the Mayor and the City Clerk be authorized to enter into an amending agreement to amend the Agreement dated February 3, 2017, between the Ministry of Transportation of Ontario and the City, in accordance with the terms and conditions as outlined within this report from the Deputy City Manager, Infrastructure Development, in a form satisfactory to Legal Services; and
2. That all necessary by-laws be enacted.

**9. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE
Z.18.025 SITE DEVELOPMENT FILE DA.18.065 8811 HUNTINGTON
ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD
(REFERRED)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020, be approved subject to the following amendments, in accordance with Communication C21, memorandum from the City Manager, dated January 19, 2021, as follows:

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That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 & Site Development File DA.18.065 be amended as follows:

- 1. That Recommendation 1 be amended as follows:
 - i) be deleted and replaced with the following:

THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;****
- 2. That reference to the term “EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)”” be deleted throughout the report;**
- 3. That Attachment 3 “Proposed Zoning and Site Plan” be replaced the Attachment 3 (affixed hereto as Attachment 1) to remove the Holding Symbol “(H)” from the EM1 Prestige Employment Area Zone;**
- 4. That Recommendation 3 be amended as follows:
 - ii) 3b) be deleted and replaced with the following:

3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners;**
 - iii) 3c) be deleted and replaced with the following:

3c) For the lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required with the abutting property to the south;**
 - iv) Adding the following condition:

3d) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58;****
- 5. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted**

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and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 8; and

6. That Attachment 7 – “Block 59 Land Use Distribution and Landowner Participation” be deleted;
- 2) That the following Communications be received:
- C1. Mr. Michael E. Oldham, WSP, Commerce Valley Drive West, Thornhill, January 4, 2021;
 - C5. Mr. Michael E. Oldham, WSP, Commerce Valley Drive West, Thornhill, dated January 4, 2021; and
 - C20. Memorandum from the City Manager dated January 19, 2021.

Recommendations

Council, at its meeting of December 15, 2020 recommended the following (Item 8, Committee of the Whole, Report No. 61):

Council recommendation of December 15, 2020:

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of January 19, 2021; and

By receiving the following communications:

- C4 John McGovern, Rice Group, Tiverton Court, Markham, dated December 11, 2020; and
- C9 Deputy City Manager, Infrastructure Development, dated December 15, 2020.

Committee of the Whole recommendation of December 8, 2020:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:
 - C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;
 - C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;
 - C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN

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Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020;

C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and

C8. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 4, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Owner, (Anatolia Capital Corp.), enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external municipal services including municipal storm sewers and stormwater outlet to Rainbow Creek (via future John Lawrie Street as shown on Attachment 6) complete with appropriate easements to facilitate the development of the Subject Lands, all to the satisfaction of the City and the Toronto and Region Conservation Authority. This agreement shall be executed prior to enactment of the Zoning By-law unless alternative arrangements are made to the satisfaction of the City.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:

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- a) Draft Plan of Subdivision File 19T- 18V009 is approved by Vaughan Council;
 - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 8;
 - c) For the lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” and EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required for the portion of each lot located on the abutting property to the south;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
 5. THAT Site Development File DA.18.065 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit one employment building on the Subject Lands, identified as “Building 1” on Attachments 3 to 5:
- 10. ANATOLIA CAPITAL CORP.ZONING BY-LAW AMENDMENT FILE Z.18.026 SITE DEVELOPMENT FILE DA.18.066 6560 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD (REFERRED)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020, be approved subject to the following amendments, in accordance with Communication C22, memorandum from the City Manager, dated January 19, 2021, as follows:

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.026 & Site Development File DA.18.066 be amended as follows:

1. That Recommendation 3 be amended as follows:
 - i) 3b) be deleted and replaced with the following:

3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West

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Landowners;

2. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 9; and
 3. That Attachment 8 – “Block 59 Land Use Distribution and Landowner Participation” be deleted; and
- 2) That the following Communications be received:
- C1. Mr. Michael E. Oldham, WSP, Commerce Valley Drive West, Thornhill, January 4, 2021;
 - C5. Mr. Michael E. Oldham, WSP, Commerce Valley Drive West, Thornhill, dated January 4, 2021; and
 - C20. Memorandum from the City Manager dated January 19, 2021.

Recommendations

Council, at its meeting of December 15, 2020 recommended the following (Item 9, Committee of the Whole, Report No. 61):

Council recommendation of December 15, 2020:

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of January 19, 2021; and

By receiving the following communications:

- C4 John McGovern, Rice Group, Tiverton Court, Markham, dated December 11, 2020; and
- C10 Deputy City Manager, Infrastructure Development, dated December 15, 2020.

Committee of the Whole recommendation of December 8, 2020:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:
 - C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;
 - C3. Mr. J.A. (Jim) Bacchus, Vice President, The Municipal Infrastructure Group Ltd. (TMIG), Dufferin Street, Vaughan, dated November 30, 2020;

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- C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;
- C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020;
- C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and
- C9. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 5, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.026 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Owner, (Anatolia Capital Corp.) enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external municipal services including the construction of the stormwater pond on external lands and external watermain and associated works, and commit to enter into agreements with the external landowners and the City to facilitate the development of the Subject Lands, all to the satisfaction of the City and York Region. This agreement shall be executed prior to enactment of the Zoning By-law unless alternative arrangements are made to the satisfaction of the City.

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3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
 - a) Draft Plan of Subdivision File 19T-18V010 is approved by Vaughan Council; and
 - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 9.
 4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
 5. THAT Site Development File DA.18.066 BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit two employment buildings on the Subject Lands, as identified as “Building 1” and “Building 2” on Attachments 3 to 6:
- 11. ANATOLIA INVESTMENTS CORP.ZONING BY-LAW AMENDMENT
FILE Z.18.027 SITE DEVELOPMENT FILE DA.18.067 9151
HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND
RUTHERFORD ROAD (REFERRED)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020, be approved subject to the following amendments, in accordance with Communication C23, memorandum from the City Manager, dated January 19, 2021, as follows:

That the Recommendations and staff report for Anatolia Investments Corp., Zoning By-law Amendment File Z.18.027 & Site Development File DA.18.067 be amended as follows:

1. That Recommendation 2 be amended as follows:
 - i) 2b) be deleted and replaced with the following:

2b) All remaining Block 59 conditions of Block Plan approval as they elate to the Block 59 West Landowners;

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- ii) Adding the following condition:
 - 2c) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58;
 - 2. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 8; and
 - 3. That Attachment 7 – “Block 59 Land Use Distribution and Landowner Participation” be deleted; and
- 2) That the following Communications be received:
- C1. Mr. Michael E. Oldham, WSP, Commerce Valley Drive West, Thornhill, January 4, 2021;
 - C5 Mr. Michael E. Oldham, WSP, Commerce Valley Drive West, Thornhill, dated January 4, 2021; and
 - C20. Memorandum from the City Manager dated January 19, 2021.

Recommendations

Council, at its meeting of December 15, 2020 recommended the following (Item 10, Committee of the Whole, Report No. 61):

Council recommendation of December 15, 2020:

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of January 19, 2021; and

By receiving the following communications:

- C4 John McGovern, Rice Group, Tiverton Court, Markham, dated December 11, 2020; and
- C11 Deputy City Manager, Infrastructure Development, dated December 15, 2020.

Committee of the Whole recommendation of December 8, 2020:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:

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- C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;
- C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;
- C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020;
- C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and
- C10. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 6, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.027 (Anatolia Investments Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
 - a) Draft Plan of Subdivision File 19T-18V011 is approved by Vaughan Council; and
 - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 8.

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3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Site Development File DA.18.067 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit one employment building on the Subject Lands, identified as “Building 1” on Attachments 3 to 5.

12. MARKING THE SECOND ANNIVERSARY OF NIAGARA UNIVERSITY IN ONTARIO IN VAUGHAN

The Committee of the Whole recommends:

- 1) **That the recommendations contained in the resolution of Mayor Bevilacqua, dated January 19, 2021, be approved; and**
- 2) **That the comments by Mr. Vince Rinaldo, Niagara University, Hwy 7 West, Vaughan, be received.**

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, on Jan. 21, 2019, Mayor Maurizio Bevilacqua and Niagara University President Rev. James J. Maher, C.M. first announced the arrival of Niagara University in Ontario to Vaughan. Founded in 1856, Niagara University, with its main campus located in Lewiston, N.Y., chose Vaughan for the school's new bi-national site; and

Whereas, Niagara University is an important investment and presence in the Vaughan Metropolitan Centre (VMC) – the city's emerging downtown core. The school's 12,000-square-foot site includes classrooms, faculty and administration offices and student lounge areas. The site is also walking distance from the VMC subway station and further connected by viva Next bus rapid transit service; and

Whereas, on Feb. 13, 2019, Mayor Bevilacqua presented Father Maher with the Key to the City, to recognize and pay tribute to the important relationship between Vaughan and Niagara University; and

Whereas, in Nov. 2019, Niagara University took part in the joint City of Vaughan — Vaughan Chamber of Commerce business mission to Israel. The delegation met researchers at Tel Aviv University, Israel's largest post-secondary institution, to discuss the future of Smart City technology and its role in developing autonomous vehicles to improve urban transportation; and

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Whereas, in Feb. 2020, Niagara University took part in the City's annual Vaughan Business Expo organized and led by the City's Economic and Cultural Development department; and

Whereas, in May 2020, Niagara University collaborated with the City's Economic and Cultural Development department to launch a new online speaker series to educate, engage and enrich the public from the comfort of their homes during the global COVID-19 pandemic. The speaker series featured members of the university's faculty and alumni, as well as community leaders who explored a series of different topics, including career counselling, working from home and financial security; and

Whereas, students studying in Vaughan can enrol in either the school's bachelor of professional studies in education or the master of science in education programs. Niagara University has further announced the addition of three new programs — Master of Business Administration, Master of Science in Finance, and Master of Science in Information Security and Digital Forensics; and

Whereas, in Oct. 2020, Niagara University – Vaughan's first university – hosted a virtual convocation for its first graduating class from the Vaughan location; and

Whereas, institutions like Niagara University help make Vaughan a Talent City with an educated, hard-working, entrepreneurial and dedicated workforce that is the basis of economic resilience. Opportunities for learning and development being available to Vaughan's citizens is an integral part of supporting a resilient economy.

It is therefore recommended that:

1. The City of Vaughan formally recognize the second anniversary of the expansion of Niagara University in Ontario to the City of Vaughan;
2. City staff continue to collaborate with Niagara University to advance shared priorities that help to enrich the Vaughan community through education, economic and talent development, public information and city-building initiatives.

13. REOPENING OF PUBLIC SKATING RINKS

The Committee of the Whole recommends:

- 1) **That the recommendations contained in the resolution of Councillor Shefman dated January 19, 2021, be amended to read as follows:**

That a comprehensive management plan focused on ensuring the maximum safety possible for all users and staff be developed immediately with the goal of reopening City skating rinks; and

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**That the plan be brought back to the Council Meeting on
January 26, 2021 for consideration; and**

- 2) That the comments by Mr. Matthew Gordon, Kimbergate Way,
Vaughan, be received.**

Member's Resolution

Submitted by Councillor Shefman

Preamble:

It is my belief that we need to do whatever we can to not only protect the residents of the City of Vaughan from COVID-19. At the same time, we need to assist them in dealing with the stress of responding to the pandemic. I am especially concerned for young children and their parents. By providing for some outdoor physical activity such as skating I firmly believe we contribute to people's mental health.

Whereas the City of Vaughan's five community ice rinks were closed in response to the latest provincial orders intensifying the lock down in the province, and

Whereas the Provincial orders did not specifically require that skating must be closed, and

Whereas there have been a variety of issues in the operation of the City's rinks relating to demand, failure to distance and behaviours that may not meet the current distancing and mask wearing rules, and

Whereas many municipalities have decided to keep their skating facilities open at this time by using a variety of strategies to address safety concerns, and

Whereas there are a wide variety of systems and procedures in place in other municipalities being used to maximize safety for users of the skating rinks, and

Whereas it is of utmost importance for the City of Vaughan to do everything possible to protect its residents from the spread of COVID-19, and

Whereas there is increasing recognition of the mental stress on residents and especially families with young children of the extended restrictions due to the pandemic, and

Whereas it is necessary for the City to be creative in assisting its residents in any way possible during this difficult time, and

Whereas the staff of the City has shown their extraordinary abilities to develop and implement plans throughout the period of the pandemic.

It is therefore recommended:

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That a comprehensive management plan focused on ensuring the maximum safety possible for all users and staff be developed immediately with the goal of reopening City skating rinks no later than January 23 be prepared and put in place, and

That a report on the re-opening of the rinks be provided to Members of Council via memo no later than 10 days after the re-opening.

14. PRESENTATION - MR. RINO MOSTACCI, SOLMAR DEVELOPMENT CORP., RE: MINISTERIAL ZONING ORDER (MZO) FOR PARK AVENUE PLACE PHASE 2, (9095 JANE ST.) AND FOR BELLARIA II (9291 JANE ST.)

The Committee of the Whole recommends:

- 1) That the Ministerial Zoning Order (MZO) request for Park Avenue Place Phase 2, (9095 Jane St.) and for Bellaria II (9291 Jane St.), be refused;**
- 2) That staff review the section of the Procedure By-Law which deals with Presentations with the intent to tighten the rules that will prevent this process from being used to by-pass the public planning process and that the revised process will ensure an opportunity for the public to speak to such matters;**
- 3) That staff report back to a future Committee of the Whole (Closed Session) detailing the settlement agreement for Bellaria II;**
- 4) That this resolution be circulated to all GTHA municipalities;**
- 5) That the comments by Mr. Rino Mostacci, Solmar Development Corp., Romina Drive, Concord, and Communication C4, presentation material, be received; and**
- 6) That the following Communications be received:**
 - C3. Margaret and Vince Sassi, dated January 14, 2021;**
 - C6. Ms. Amanda Maraj, dated January 15, 2021;**
 - C7. Sanja Milicic, dated January 16, 2021;**
 - C8. Mr. Douglas Carl, Kootenay Ridge, Maple, dated January 16, 2021;**
 - C9. Ms. Susan Sigrist, Matterhorn Road, Maple, dated January 16, 2021;**
 - C10. Mr. Joseph Gianna, Laurentian Boulevard, Maple, dated January 17, 2021;**
 - C11. Ms. Antonietta Cina, dated January 17, 2021;**
 - C12. Mahdi and Maryam Tafreshnai, Jane Street, Maple, dated January 17, 2021.**

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- C13. Ms. Maryam Abbasi, Jane Street, Maple, dated January 17, 2021;
- C14. Mr. Jonathan Virtu, Jane Street, Maple, dated January 17, 2021;
- C15. Samantha and Christopher, dated January 17, 2021;
- C16. Mr. Joseph Mazzolino, Jane Street, Maple, dated January 17, 2021;
- C17. Adriana & Rosetta Sinopoli, Rosa & Domenic Meleca, Ezia Archese and Maria Fontes, Jane Street, Maple, dated January 18, 2021;
- C18. Ms. Laura Rinaldo, President, South Maple Ratepayers, dated January 18, 2021;
- C19. Professor Robert Kenedy, dated January 18, 2021;
- C24. Ms. Irene Zeppieri, Irish Moss Court, Vaughan, dated January 18, 2021;
- C25. Ms. Connie Mucci, Jane Street, Maple, dated January 18, 2021; and
- C26. Mr. Andrew Bruno, Jane Street, Maple, dated January 18, 2021.

15. OTHER MATTERS CONSIDERED BY THE COMMITTEE

1. CONSIDERATION OF AD-HOC COMMITTEE REPORT

The Committee of the Whole recommends:

That the following Ad-Hoc Committee report be received:

- 1. Older Adult Task Force Meeting of November 30, 2020 (Report No. 5);
- 2. Smart City Task Force Meeting of December 1, 2020 (Report No. 3); and
- 3. Effective Governance and Oversight Task Force Meeting of December 9, 2020 (Report No. 8); and

2. STAFF COMMUNICATION

The Committee of the Whole received Staff Communication SC1, memorandum from the City Manager, dated January 15, 2021, subject "COVID-19 Vaccine Planning".

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

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Councillor Sandra Yeung Racco, Chair